Prepared by: Mail 1199, Mtg.
First Floor Suite
219 Second Ave. N
Nashville, TN
37201

BOOK 6849 PAGE 457

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert D. Fulcher, III, Trustee	Same	M86
(NAME)	(NAME)	
700 American Trust Bldg.		Par. 168 & 183
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	4D 5312 4D 10900
Nashville, TN		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) and No/100---------- *Dollars,*

and other good and valuable consideration, the receipt of which is hereby acknowledged

Hamilton Corporation, Successor, by corporate name change of Hamilton Mortgage Corporation,

have this day bargained and sold, and do hereby transfer and convey unto the said

Robert D. Fulcher, III, Trustee, with full power to sell, transfer or convey without the joinder of any beneficiary.

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

A 9.53 more or less acre tract lying in the Councilmanic District of Davidson County, Tennessee and specifically described on Exhibit A, which is hereto attached and incorporated herein by reference.

Being a part of the same property conveyed to Hamilton Mortgage Corporation by deed from Robert L. Echols, Substitute Trustee, of record in Book 5581, page 175, Register's Office, Davidson County, Tennessee.

This conveyance is subject to an easement for the widening of Old Hickory Blvd. in Book 4175, page 73; for right of way to State of Tennessee in Book 5649, page 11; and easement for overhead utility line in Book 5653, page 933; to lease from Baltz Brothers Parter-ship to Witt Sign Company, Inc.; and to easement shown on Plan of Record in Plat Book 5060, page 37, said Register's Office.

98233

IDENTIFICATION REFERENCE

MAY 6 2 42 PM '86

FELIX E. [illegible] REGISTER
DAVIDSON [illegible]

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 450,000.00

Subscribed and sworn to before me, this the 6th day of May 19 86

Affiant Bethann D. Gough

My commission expires: [illegible] (Affix Seal)

Notary Public Ana Isakanen

unimproved (X)
This is improved ( ) property, known as ..... (House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered. Except 1986 taxes and the easements set forth above.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hands this 6th *day of* May 19 86 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

HAMILTON CORPORATION

By: T. Wayne Maffett
Senior Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named*.....

.....

.....

the bargainor....., *with whom I am personally acquainted, and who acknowledged that*..... *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at....., *Tennessee, this*..... *day of*....., *19*.....

....., *Notary Public.*

Commission Expires.....

STATE OF.....
COUNTY OF.....

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named*.....

.....

.....

the bargainor....., *with whom I am personally acquainted, and who acknowledged that*..... *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at....., *this*..... *day of*....., *19*.....

....., *Notary Public.*

Commission Expires.....

STATE OF ~~XXXXXXXX~~ GEORGIA
COUNTY OF ~~XXXXXXXX~~ COBB

Before me, Ann Tschannen, *a Notary Public of the State and County aforesaid, personally appeared* T. Wayne Maffett, *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* Senior Vice President *of the* Hamilton Corporation, *the within named bargainor, a corporation, and that* he *as such* Senior Vice President, *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* T. Wayne Maffett, Senior Vice President.

Witness my hand and seal, at office in 4651 Olde Towne Parkway, Atlanta, Georgia, 30067 *this* 6th *day of* May, *19*86.

Ann Tschannen
Notary Public

Notary Public, Georgia, State at Large
My Commission Expires Jan 9 1989

Commission Expires.....

WARRANTY DEED

FROM

Hamilton Corporation

TO

Robert D. Fulcher, III,

Trustee

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

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Prepared By:
Anderson-Delk & Associates, Inc.
618 Grassmere Park Drive, Suite 4
Nashville, Tennessee 37211

EXHIBIT A

LEGAL DESCRIPTION

Being a 9.53 more or less acre tract of land lying in The 13th Councilmanic district of Davidson County, Tennessee, and being the Hamilton Mortgage Corp. Property as of record in Book 5581, Page 175, Register's Office Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point on the Southerly margin of Central Pike, said point lying 240.66 feet more or less Westerly of the Westerly margin of Old Hickory Boulevard and being the most Northeasterly corner of the Smith D. Wilson et. ux. tract as of record in Book 5995, Page 768 Register's Office Davidson County, Tennessee; thence with the said Southerly margin of Central Pike and with a curve to the right, having a radius of 783.51 feet, an arc length of 129.91 feet, a chord bearing of South 62 degrees, 17 minutes, 57 seconds East, a chord distance of 129.76 feet to a point; thencecontinuing South 57 degrees, 32 minutes, 57 seconds East a distance of 110.75 feet to a point on the Westerly margin of Old Hickory Boulevard; thence with the Westerly margin of Old Hickory Boulevard and with a curve to the right, having a radius of 2,814.79 feet, an arc length of 172.76 feet, a chord bearing of South 10 degrees, 28 minutes, 40 seconds East and a chord distance of 172.74 feet to a point; thence, leaving the said Westerly margin of Old Hickory Boulevard and with the common lines of the herein descirbed tract and the Darsinos Subdivision as of record in Book 5800, Page 91, the following calls; South 86 degrees, 55 minutes, 55 seconds West a distance of 174.63 feet to a point; thence South 11 degrees 46 minutes, 04 seconds East, a distance of 140.14 feet to a point; thence North 86 degrees, 53 minutes, 18 secodns East, a distance of 174.99 feet, to a point on the Westerly margin of Old Hickory Boulevard; thence with the said Weserly margin of Old Hickory Boulevard South 13 degrees, 12 minutes, 11 minutes East, a distance of 50.49 feet to a point; thence leaving the Westerly margin of Old Hickory Boulevard and with the common lines of the herein described tract and the T.F. Lester and Patircia B. Litow, tract as of record in Book 4993, Page 822, Register's Office Davidson County, Tennessee, and the L.B. Wilde tract, as of record in Book 5045, Page 740, Register's Office Davidson County, Tennessee, and the Randall Phillips Builders, Inc. tract, as of record in Book 5584, Page 274 Register's Office Davidson County, Tennessee, the following calls: South 87 degrees, 00 minutes, 32 seconds West, a distance of 225.20 feet to a point; thence South 09 degrees, 36 minutes, 28 seconds East, a distance of 99.88 feet to a point; thence North 87 degrees, 00 minutes, 32 seconds East, a distance of 25.20 feet to a point; thence South 08 degrees, 11 minutes, 45 seconds East, a distance of 199.83 feet to a point; thence South 88 degrees, 09 minutes, 47 seconds West, a distance of 13.59 feet to a pont; thence South 03 degrees, 19 minutes, 08 seconds East, a distance of 350.94 feet to a point on the NOrtherly margin of Interstate 40; thence with the said Northerly margin of Interstate 40 South 59 degrees, 38 minutes, 18 seconds West a distance of 381.51 feet ot a ponint; thence leaving the said Northerly margin of Interstate 40, and with the Easterly line of the Smith

5-6-86

D. Wilson et. ux. Property as of record in Book 5995, Page 768 Register's Office Davidson County, Tennessee, North 08 degrees, 25 minutes, 14 seconds West, a distance of 986.54 feet to a point; thence continuing North 81 degrees, 59 minutes, 56 secodns East, a distance of 330.52 feet to a point; thence continuing North 02 degrees, 25 minutes, 45 seconds East, a distance of 41.48 feet to a point; thence continuing North 02 degrees, 39 minutes, 45 secodns East, a distance of 263.06 feet to the point of beginning, containing 9.53 acres more or less.

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OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			45000.00- CAMT.	
			1170.00 CSTAX	
			.50 PRFEE	
			18.00 WDEED	
			CHECK 1188.50-	
			1029A05/06/86 BAL .01	

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RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98233

IDENTIFICATION REFERENCE

MAY 6 2 42 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 244937